



PLANNING COMMISSION SUMMARY OF ACTIONS

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LBR

November 14, 2002

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PRESENT: Commissioners de la Fe, DuBois, Hall, Kelso, Koch, Moon, Murphy, Smyth, Wilson

ABSENT: Commissioners Alcorn, Byers and Harsel

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The meeting was called to order at 8:30 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner Moon MOVED THAT THE DECISION ONLY ON PROPOSED PFM AMENDMENTS RELATED TO STORM DRAINAGE PIPES BE DEFERRED, WITH THE RECORD REMAINING OPEN, TO A DATE CERTAIN OF DECEMBER 5, 2002.

Commissioner Wilson seconded the motion which carried unanimously with Commissioners Alcorn, Byers and Harsel absent from the meeting.

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Commissioner Kelso announced that a joint meeting of the Planning Commission and the Park Authority Committee had been held tonight. He said a preview of the methodology consultants were using to assess park needs was presented. He noted that a review of the draft report by the Planning Commission has tentatively been scheduled for January 16, 2003.

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Commissioner Smyth MOVED THAT THE PLANNING COMMISSION'S PERSONNEL AND BUDGET COMMITTEE GO INTO CLOSED SESSION FOR ITS MEETING ON WEDNESDAY, NOVEMBER 20, 2002 AT 7:30 P.M. IN THE BOARD CONFERENCE ROOM FOR CONSULTATION WITH STAFF PERTAINING TO SPECIFIC PERSONNEL AND BUDGET RELATED MATTERS OF OUR STAFF PURSUANT OF THE *CODE OF VIRGINIA* SECTION 2.1-344A(1).

Commissioner Hall seconded the motion which carried unanimously with Commissioners Alcorn, Byers and Harsel absent from the meeting.

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Commissioner Hall MOVED THAT THE PUBLIC HEARING ON 2232-M02-10 AND SE-2002-MA-020, SPRINT PCS/APC REALTY AND EQUIPMENT COMPANY, BE DEFERRED TO A DATE CERTAIN OF JANUARY 9, 2003.

Commissioner Koch seconded the motion which carried unanimously with Commissioner Kelso not present for the vote; Commissioners Alcorn, Byers and Harsel absent from the meeting.

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456A-M83-21-2 - POLICE DEPARTMENT & DPWES - 3911 Woodburn Road

Commissioner Hall MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE MODIFICATIONS PROPOSED BY FAIRFAX COUNTY POLICE DEPARTMENT IN CONJUNCTION WITH THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES, TO ADD A MOTORCYCLE GARAGE TO THE PREVIOUSLY APPROVED PINE RIDGE POLICE FACILITY AT 3911 WOODBURN ROAD, ARE IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND CONSISTENT WITH THE PRIOR APPROVAL GRANTED BY THE PLANNING COMMISSION UNDER 456-M83-21 ON OCTOBER 17, 1983.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioners Alcorn, Byers and Harsel absent from the meeting; Commissioner Kelso not present for the vote.

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RZ-2002-MA-015 - NATIONAL CAPITAL LAND & DEVELOPMENT, INC.

(Decision Only - Public Hearing was held on November 13, 2002)

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-2002-MA-015, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED NOVEMBER 14, 2002 WITH THE MINOR CHANGE TO NUMBER 14, THE TITLE OF WHICH SHALL READ: "ENERGY CONSERVATION."

Commissioner Koch seconded the motion which carried by a vote of 8-0-1 with Commissioner Smyth abstaining; Commissioners Alcorn, Byers and Harsel absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE MODIFICATION OF THE TRANSITIONAL SCREENING ON THE SOUTHERN, WESTERN, AND A PORTION OF THE NORTHERN BOUNDARY, IN FAVOR OF THAT SHOWN ON THE GDP.

Commissioner Koch seconded the motion which carried by a vote of 8-0-1 with Commissioner Smyth abstaining; Commissioners Alcorn, Byers and Harsel absent from the meeting.

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2232-P01-29 - VERIZON VIRGINIA INC.

(Decision Only - Public Hearing held on November 6, 2002)

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION DETERMINE IN ACCORDANCE WITH *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED, THAT THE

PROPOSAL BY VERIZON VIRGINIA INC., AS AMENDED, TO EXPAND AN EXISTING TELECOMMUNICATIONS FACILITY SWITCHING STATION, LOCATED AT 2935 GALLOWS ROAD, MERRIFIELD, BE FOUND SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN.

Commissioner Kelso seconded the motion which carried unanimously with Commissioners Alcorn, Byers and Harsel absent from the meeting.

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2232A-S99-16-1 - LIBERTY MIDDLE SCHOOL

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION APPROVE 2232A-S99-16-1.

Commissioner Kelso seconded the motion which carried unanimously with Commissioners Alcorn, Byers and Harsel absent from the meeting.

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RZ-2002-SP-004 - EQUITY HOMES, LP

SE-2002-SP-032 - CLIFFORD AND MADONNA TAYLOR

(Decision Only - Public Hearing held on November 6, 2002)

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE RZ-2002-SP-004, SUBJECT TO THE PROFFERS DATED NOVEMBER 7, 2002.

Commissioner de la Fe seconded the motion which carried by a vote of 8-0-1 with Commissioner Wilson abstaining; Commissioners Alcorn, Byers and Harsel absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE THE MODIFICATION OF THE PUBLIC FACILITIES MANUAL TO PERMIT A TRAIL IN LIEU OF A SIDEWALK ALONG LEE HIGHWAY AND APPROVAL OF A WAIVER OF THE SERVICE DRIVE REQUIREMENT ALONG LEE HIGHWAY.

Commissioner de la Fe seconded the motion which carried by a vote of 8-0-1 with Commissioner Wilson abstaining; Commissioners Alcorn, Byers and Harsel absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SE-2002-SP-032, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED NOVEMBER 14, 2002.

Commissioner de la Fe seconded the motion which carried by a vote of 8-0-1 with Commissioner Wilson abstaining; Commissioners Alcorn, Byers and Harsel absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE A MODIFICATION OF THE TRANSITIONAL SCREENING IN FAVOR OF THE EXISTING VEGETATION AND LANDSCAPING SHOWN ON THE SPECIAL EXCEPTION PLAT AND WAIVERS OF THE BARRIER REQUIREMENTS FOR THE PERIMETER OF THE SITE, WAIVER OF THE INTERIOR PARKING LOT LANDSCAPING REQUIREMENT,

AND WAIVER OF THE TRAILS AND SIDEWALK REQUIREMENTS ALONG LEE HIGHWAY FOR THE PLANT NURSERY.

Commissioner de la Fe seconded the motion which carried by a vote of 8-0-1 with Commissioner Wilson abstaining; Commissioners Alcorn, Byers and Harsel absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE A MODIFICATION OF ADDITIONAL STANDARD 4 TO PERMIT A PLANT NURSERY ON 2.1 ACRES, MODIFICATION OF ADDITIONAL STANDARD 5 TO PERMIT A BUILDING WITH STRUCTURE OF 50 FEET FROM AN ABUTTING RESIDENTIAL DISTRICT, MODIFICATION OF ADDITIONAL STANDARD 6 TO PERMIT OFF-STREET PARKING TEN FEET FROM AN ABUTTING RESIDENTIAL DISTRICT AND A MODIFICATION OF ADDITIONAL STANDARD 9 TO PERMIT 50 PARKING SPACES AS SHOWN ON THE SE PLAT.

Commissioner de la Fe seconded the motion which carried by a vote of 8-0-1 with Commissioner Wilson abstaining; Commissioners Alcorn, Byers and Harsel absent from the meeting.

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SE-2002-MA-003 - SPRINT PCS/APC REALTY AND EQUIPMENT CO., LLC/SLEEPY
HOLLOW UNITED METHODIST CHURCH

2232-M02-8 - SPRINT PCS/APC REALTY AND EQUIPMENT CO., LLC/SLEEPY
HOLLOW UNITED METHODIST CHURCH

(Decision Only - Public Hearing held on November 7, 2002)

Commissioner Hall MOVED THAT THE PLANNING COMMISSION FIND THAT THE TELECOMMUNICATIONS FACILITY PROPOSED UNDER 2232-M02-8 DOES SATISFY THE CRITERIA OF LOCATION, CHARACTER AND EXTENT, AS SPECIFIED IN SECTIONS 15.2-2204 AND 15.2-2232 OF THE *CODE OF VIRGINIA*, AND IS IN SUBSTANTIAL ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN.

Commissioner Koch seconded the motion which carried by a vote of 7-0-1 with Commissioner Wilson abstaining; Commissioner Kelso not present for the vote; Commissioners Alcorn, Byers and Harsel absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE SE-2002-MA-003, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED OCTOBER 23, 2002.

Commissioner Koch seconded the motion which carried by a vote of 7-0-1 with Commissioner Wilson abstaining; Commissioner Kelso not present for the vote; Commissioners Alcorn, Byers and Harsel absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE MODIFICATION OF THE SCREENING REQUIREMENT ALONG ALL PROPERTY BOUNDARIES IN FAVOR OF THAT DEPICTED ON THE SE PLAT AND AS CONDITIONED.

Commissioner Koch seconded the motion which carried by a vote of 7-0-1 with Commissioner Wilson abstaining; Commissioner Kelso not present for the vote; Commissioners Alcorn, Byers and Harsel absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE THE MODIFICATION OF THE BARRIER REQUIREMENT ALONG THE NORTHEASTERN, NORTHWESTERN, SOUTHEASTERN PROPERTY BOUNDARIES IN FAVOR OF THAT DEPICTED ON THE SPECIAL EXCEPTION PLAT AND AS CONDITIONED.

Commissioner Koch seconded the motion which carried by a vote of 7-0-1 with Commissioner Wilson abstaining; Commissioner Kelso not present for the vote; Commissioners Alcorn, Byers and Harsel absent from the meeting.

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ZONING ORDINANCE AMENDMENT (COMMERCIAL REVITALIZATION DISTRICT IDENTIFICATION SIGNS)

Commissioner Wilson MOVED THAT THE PLANNING COMMISSION DEFER ITS DECISION ONLY ON THE PROPOSED ZONING ORDINANCE AMENDMENT ON COMMERCIAL REVITALIZATION DISTRICT/AREA IDENTIFICATION SIGNS TO A DATE CERTAIN OF NOVEMBER 21, 2002 WITH THE RECORD TO REMAIN OPEN UNTIL THEN.

Commissioners Hall and Kelso seconded the which carried unanimously with Commissioners Alcorn, Byers and Harsel absent from the meeting.

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ZONING ORDINANCE AMENDMENT (FUNERAL HOMES)

Commissioner Moon MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE PROPOSED ZONING ORDINANCE AMENDMENT RELATED TO FUNERAL CHAPELS AND FUNERAL HOMES IN INDUSTRIAL DISTRICTS, AS ADVERTISED.

Commissioners Hall and Wilson seconded the motion which carried unanimously with Commissioners Alcorn, Byers and Harsel absent from the meeting.

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S01-CW-4CP - OUT-OF-TURN PLAN AMENDMENT (Solid Waste)

Commissioner Wilson MOVED THAT WE DEFER THE DECISION ONLY ON THE PROPOSED OUT-OF-TURN PLAN AMENDMENT ON SOLID WASTE AND RECYCLING, S01-CW-4CP, TO A DATE CERTAIN OF DECEMBER 12, 2002, WITH THE RECORD TO REMAIN OPEN FOR WRITTEN COMMENTS UNTIL THEN.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Alcorn, Byers and Harsel absent from the meeting.

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S01-CW-8CP - OUT-OF-TURN PLAN AMENDMENT (Libraries)

Commissioner Moon MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF OUT-OF-TURN PLAN AMENDMENT S01-CW-8CP AS SHOWN ON PAGES 3-12 IN THE STAFF REPORT DATED OCTOBER 30, 2002.

Commissioner Kelso seconded the motion which carried unanimously with Commissioners Alcorn, Byers and Harsel absent from the meeting.

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The meeting was adjourned at 10:15 p.m.
Peter F. Murphy, Jr., Chairman